

PLANNING BOARD MINUTES

Regular Meeting called to order by Chairman Cassidy at 7:00pm.

Open Public Meeting Notice was read by Chairman Cassidy, noting that all postings, filings & emailing took place on January 17, 2018.

Pledge of Allegiance/Moment of Silence was led by Chairman Cassidy.

Roll Call was taken by Acting Board Secretary Ms. Hochreiter – Members in attendance:

Chairman Cassidy, Mayor Van Noord, Deputy Mayor Riley, Township Manager Tomczyk, Vice-Chair Cortese, Mr. Pizzo, Alt#1 Mr. Naik, Ms. Ingravallo, Ms. Conte, Mr. Allen.

The following newly appointed or reappointed Board Members took the Oath of Office – Mayor Van Noord for a one year term as a Class I Member, William Allen for a two year terms as a Class IV Member, and were sworn in by Board Solicitor Mr. Armano.

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Brian McVey – Fire Marshall, Mr. John Armano – Board Solicitor, Trish Hochreiter – Acting Board Secretary, Absent: Mr. Michael Angelastro – Board Traffic Engineer.

Board Professionals were sworn in by the Planning Board Solicitor John Armano:

Mr. Joseph Petrongolo, Mr. William Long, Mr. Brian McVey

Adopting the Minutes:

Chairman Cassidy called for a motion and Ms. Conte made a motion to approve the reorganization and regular meeting minutes of January 11, 2018, and Township Manager Tomczyk seconded the motion. All present were in favor, except, Mayor Van Noord and Mr. Allen who abstained, and the motion was carried.

Resolution(s)

Burlington County Board of Chosen Freeholders, SD#705; R-3 Zone, 100 Wave Road, Block 100, Lot 2.02, Minor Subdivision with Bulk Variance, Resolution R-2018-1. Chairman Cassidy called for a motion and Vice-Chair Cortese made a motion to approve Resolution R-2018-1, and Ms. Conte seconded the motion. All present were in favor, except, Mayor Van Noord and Mr. Allen who abstained, and the motion was carried.

McDonalds USA, LLC, SP#2087A; B Zone, 1108 Route 73 South, Block 1301, Lots 1, 5 & 6, Amended Preliminary and Final Major Site Plan with Bulk Variances, Resolution R-2018-2. Chairman Cassidy called for a motion and Ms. Conte made a motion to approve Resolution R-2018-2, and Deputy Mayor Riley seconded the motion. All present were in favor, except, Mayor Van Noord and Mr. Allen who abstained, and the motion was carried.

Submission Waivers:

ERLH III Connell Urban Renewal LLC, Francis Way, Block 601, Lot 23, R-3 Zone, SD#460B Amended Preliminary and Final Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waiver. The Board Professionals recommended granting the submission waivers, Chairman Cassidy called for a motion and Deputy Mayor Riley made a motion to grant the submission waivers, and Mayor Van Noord seconded the motion. All present were in favor and the motion was carried.

Temporary Use Permit:

Signature Place, #18-73-03, SP#7976B, Briggs Road, Block 304, Lot 3 & 3.01, is requesting a Temporary Use Permit for 2 Construction/Office Trailers, Esposito Construction trailer is 8 x 28 and IMC Construction trailer is 64 x 12 both to be located on the north edge of the property. IMC Construction has their trailer on site. Acting Board Secretary Ms. Hochreiter explained that there is a negative escrow account that was left by Chase Partners who sold the property mid December 2017. SD702 \$-4,473.15 & SP7976 \$-6,280.77. 2 checks are expected tomorrow for the deficient accounts day. The Board Professionals were ok with the two construction trailers conditioned upon the soil erosion issues along Briggs Road and they maintain a 20' setback, and the trailer permits not to be issued until the negative escrow is replenished. Chairman Cassidy called for a motion and Deputy Mayor Riley made a motion to approve the trailers with the conditions as stated until February 8, 2019 and Ms. Conte seconded the motion. All present were in favor and the motion was carried.

Public Hearings:

Mt. Laurel Board of Education, Fleetwood School File SP#4896A, 231 Fleetwood Ave, R-1/NC Zone, Block 205.01, Lot 23, Minor Site Plan with Bulk Variance, Addition to Fleetwood School. Board Member Mr. Allen recused himself prior to the reading of this application and Mr. Naik Alt#1 sat for this

application. Chairman Cassidy read the application. Mr. Serlin, attorney at law, represented the Applicant and introduced those providing testimony; Mr. Keith Conroy, Project Engineer, Mr. Wayne Neville, Project Architect, Mr. Robert Wachter, Assistant Superintendent for Business, Mr. Harry Meeker, Facilities Manager, and they were sworn in by Board Solicitor Mr. Armano. Mr. Serlin described the application and requested waivers and Mr. Conroy described the site and surrounding area & Mr. Rafferty described the operations. Board Planner Mr. Petrongolo reviewed his report dated January 26, 2018, regarding parking, lighting and landscaping buffer. Mr. Conroy described the number of parking spaces existing (86) including (2) handicap spaces, by restriping the existing parking area with 10' spaces, it will decrease the number of spaces. Mr. Conroy indicated the number of employees is currently 61 and with the proposed addition will be 69 employees and there is adequate parking, additional spaces may be provided if necessary, short-term parking space will not be needed. Mr. Conroy indicated security lights will remain on and down lighting will be installed to the proposed addition, along with any buffer needed. A submission waiver for the drive aisle width was requested for 24" instead of 25". Mr. Serlin indicated that the BOE will comply with the ADA requirements. Board Engineer Mr. Long reviewed his report dated January 17, 2018 and the applicant's response dated February 6, 2018 indicating a 10 ft wide storm water drain to be re-directed. Board Engineer Mr. Long on behalf of Board Traffic Engineer Mr. Angelastro's reviewed Remington & Vernick's report dated January 26, 2018. Mr. Meeker indicated no enclosures will be added to the dumpsters, no issues with trash. Fire Marshal Mr. McVey reviewed his report dated January 18, 2018 indicating that since the schools are not sprinklered for the safety of those in the proposed addition an access road is needed to allow fire trucks the ability to reach this area behind the existing school building. The board discussed many different options of materials and locations for the fire access road but because of underground piping will need further review with the Fire Marshal. The Fire Marshal indicated that the hydrant is by the roadway and the length to the proposed addition would not allow hoses to reach this area. Mr. Wayne Neville reviewed his credentials and were accepted. Mr. Neville addressed that it's too complicated to install a sub-base (concrete) to allow this access road because this area is the playground and would be unsafe for the children. Another suggestion would be to sprinker this proposed addition, Mr. Neville indicated it would be very costly. School Officials did indicate that the school is equipped with Knox Boxes. The BOE agreed to work with the Fire Marshal to address the concern of the access road. It was asked that a letter be sent from the Board Secretary to the School Officials regarding the Professionals comments and the Board's approval of this proposed addition with their recommendations. Chairman Cassidy opened the public portion at 7:30 pm as there were no comments from the public Chairman Cassidy closed the public portion at 7:31 pm. The Board Solicitor Mr. Armano reviewed the conditions as waiver for drive aisle width, parking variance, no short term parking needed, & letter by board secretary on approval with recommendations, all night security, down lighting, landscape buffer, and the BOE will work with the Fire Marshal on an access road for emergency vehicles. Chairman Cassidy called for a motion and Deputy Mayor Riley made the motion to approve application SP#4896A with the conditions as stated and Ms. Conte seconded the motion. There was no Roll-Call Vote: This application was a capital project review for recommendation by the Board as the BOE gets their release by the State of New Jersey Department of Education. All present were in favor and the motion was carried.

Mt. Laurel Board of Education, Larchmont School File SP#2182A, 301 Larchmont Road, PUD Zone, Block 305.90, Lot 1(1.01), Minor Site Plan with Bulk Variance, Addition to Larchmont School. Mr. Serlin, attorney at law, represented the applicant. Mr. Serlin described the application and waivers and Mr. Conroy and Mr. Neville described the site and surrounding area. Board Planner Mr. Petrongolo reviewed his report dated January 26, 2018 indicating parking, and lighting. Mr. Conroy described the number of parking spaces existing (97) with township ordinance requiring 213 including (3) handicap spaces, the number of employees including those to the proposed addition will be 88 giving adequate parking. However some parking on Larchmont Boulevard has been used only for convenience by staff. Mr. Harry Meeker testified that employees will be informed about not parking on the street. Mr. Conroy indicated that security lights will remain on and down lighting will be installed to the proposed addition. Mr. Serlin indicated that the BOE will comply with the ADA requirements and addressing the Boards concern with Parking along Larchmont Boulevard. Board Engineer Mr. Long reviewed his report dated January 19, 2018 and Board Engineer Mr. Long on behalf of Board Traffic Engineer Mr. Angelastro's reviewed Remington & Vernick's report dated January

26, 2018 and Fire Marshal Mr. McVey reviewed his report dated January 18, 2018, noting all of their issues have been addressed. Chairman Cassidy opened the public portion at 7:50 pm as there were no comments from the public Chairman Cassidy closed the public portion at 7:51 pm. The Board Solicitor Mr. Armano reviewed the conditions as variance needed for parking, waivers, letter by board secretary, all night security will be down lighting & applicant will attempt to prevent parking on Larchmont Boulevard regarding the board's recommendation and comply with ADA. Chairman Cassidy called for a motion and Mayor Van Noord made the motion to approve application SP#2182A with the conditions as stated and Deputy Mayor Riley seconded the motion. There was no Roll-Call Vote: This application was a capital project review for recommendation by the board as the BOE gets their release by the State of New Jersey Department of Education. All present were in favor and the motion was carried.

ERLH III – Connell Urban Renewal LLC. File SD#460B, Francis Way, R-3 Zone, Block 601, Lot 23, Amended Pre and Final Site Plan with Bulk Variance, Building #6 needs setback variance. Board Member Mr. Allen was welcomed back to the Dais after recusing himself from the last 2 applications. Chairman Cassidy read the application. Mr. Del Duca attorney at law, represented the applicant and introduced those providing testimony; Mr. Joseph Del Duca, attorney at law for applicant and Mr. Jay Sims, as Consulting Engineer, and Mr. Peter O'Conner, Executive Director of Fair Share Housing were sworn in by Board Solicitor Mr. Armano. Mr. Del Duca described the application with the only building impacted being Building 6. This issue was not discovered until the building had been built, the building was not built in accordance with the 15ft setback but rather at 12.9 ft. Board Planner Mr. Petrongolo reviewed his report dated January 29, 2018 indicating this has no impact on anything other than Building 6 which backs up to the recreation center. There were no issues to report from the Board Engineer, Traffic Engineer or Fire Marshal. Mr. Joseph Del Duca & Mr. Jay Sims reviewed their credentials and were accepted. Mr. Sims entered into evidence exhibit A-1 a color rendering of the site plan and A-2 building comparison plan showing a closer view of the setback. This was a result of the buildings becoming slightly larger not an increase in the living space, but the thickness needed between the units with fire-rated construction material to make them safer. No impact to storm drainage or neighbors. Chairman Cassidy opened the public portion at 8:15 pm as there were no comments from the public Chairman Cassidy closed the public portion at 8:16pm. The Board Solicitor Mr. Armano reviewed the conditions as; variance needed for setback and submission of an as built plan showing this change. Chairman Cassidy called for a motion and Mayor Van Noord made the motion to approve application SD#460B with conditions as stated and Deputy Mayor Riley seconded the motion. Roll Call Vote: Mayor Van Noord-agree; Deputy Mayor Riley-agree; Mr. Allen-agree; Ms. Conte-agree; Ms. Ingravallo-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Vice Chair Cortese-agree; Chairman Cassidy-agree; motion carried.

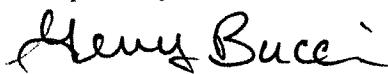
Acting Board Secretary Ms. Hochreiter reviewed the Minor Site Plan Alteration SP#4425A, at 2026 Briggs Road, Suite C Tenant fit-out. The Minor Site Plan Alteration Committee at their meeting on January 16, 2018, felt it needed to go to the full board. Since there is an existing use variance on this lot, it will go back to the Zoning Board.

Acting Board Secretary Ms. Hochreiter reviewed the Site Plan Waivers SPW #8059, #8062, #8063, and #8064, which were approved by the Construction Official.

Acting Board Secretary Ms. Hochreiter reminded the Board that the Land Use Class will be held on Saturday, February 10, 2018 and if anyone was interested they needed to get the form to her this evening. This is for new board members as well as a refresher and advanced class for those who have taken it in the past.

Chairman Cassidy called for a motion to adjourn, and Mayor Van Noord made a motion to adjourn at 8:18 pm, and Ms. Conte seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,



Gerry Bucci
Planning Board Secretary

Adopted on: 3/8/18